

ENVIRONMENTAL PROTECTION COMMISSION  
REGULAR MEETING MINUTES

June 1, 2016

7:30 P.M.

Room 119, Town Hall

Mr. Joosten called the meeting to order at 7:35 P.M

Commission Members Present: Eric Joosten, Susan Mackenzie, Jim Millard, Keith Kearney, Ed Sweeney, and Gunnar Edelstein.

Staff: Jacobson

Reporter: Syat

Channel 79 recorded.

Mr. Joosten called the following agenda item:

Notice of Encroachments within a Conservation Easement, Donald & Susan Young, 455 Mansfield Avenue

Mr. Jacobson said the easement swap proposal may be more complicated because of the objection of the Attorney for the builder at #465 to a swap without correcting the lack of a sewer easement at #465. The matter will likely need to be referred to the Town Attorney if the property owners cannot reach an agreement.

Mr. Joosten called the next agenda item:

EPC-07-2016, Suzanne H. Okie, 10 Raiders Lane, proposing construction related to a four lot subdivision within upland review areas. The site is shown on Assessor's Map #70 as Lot #17, 18 & 19. (Public hearing closed on May 4).

The Commission reviewed the draft approval and made revisions. Mr. Kearney moved to approve the application with the revisions to the draft and subject to conditions that will be set forth in the approval to be sent to the applicant. Ms. Mackenzie seconded the motion and it passed 5-0. Mr. Sweeney abstained.

Mr. Joosten called the next agenda item:

EPC-13-2016, Wesley & Kristine Depp, 11 Holly Lane, proposing house replacement and related construction within an upland review area. The site is shown on Assessor's Map #9 as Lot #146. (Public hearing closed on May 11).

The Commission reviewed the draft approval and made revisions. Mr. Millard moved to approve the application with the revisions to the draft and subject to conditions that will be set forth in the approval to be sent to the applicant. Mr. Edelstein seconded the motion and it passed 6-0. Mr. Sweeney abstained.

The Commission determined a hearing will not be necessary. Staff will draft an approval for the July 6 meeting.

Mr. Joosten called the next agenda item:

EPC-18-2016, Brush Island Road, 17 LLC, 17 Brush Island Road, proposing new house construction and related site development within an upland review area. The site is shown on Assessor's Map #56 as Lot #19.

Tom Nelson, P. E., represented the Applicant. He described the regulated activities proposed within 100 feet of Holly Pond related to the pool construction. He said they are proposing a rain garden to treat the first flush of runoff. He requested a review of the rain garden planting plan by staff be made a condition of approval.

The Commission determined a hearing will not be necessary. Staff will draft an approval for the July 6 meeting.

Mr. Joosten called the next agenda item:

EPC-19-2016, Brush Island Road, 21 LLC, 21 Brush Island Road, proposing construction related to a new house and site development within an upland review area. The site is shown on Assessor's Map #56 as Lot #18.

Tom Nelson, P. E. represented the Applicant. He described the regulated activities proposed within 100 feet of Holly Pond related to a corner of the house. He said they are proposing a rain garden to treat the first flush of runoff for this property similar to the previous application and will submit a planting plan for staff approval.

Mr. Joosten called the next agenda item:

EPC-20-2016, Dan & Stacy Allen, 77 Five Mile River Road, proposing additions to an existing dwelling and replacement pool within an upland review area. The site is shown on Assessor's Map #66 as Lot #17.

Paulo Vicente, Architect, represented the Applicants. He said most of the house additions are over existing hard surface. He said the proposed pool will be closer to the Five Mile River. He said the soil report indicates there are no inland wetlands on the property.

Mr. Sweeney asked about additional impervious surface area. Tom Nelson, P.E., said there will be very little new hard cover. He said they are proposing underground stormwater treatment.

Mr. Jacobson asked about access to the construction area. Kent Eppley, ERI Design, said there is plenty of access for the pool company. He said the pool can be excavated with a small skid steer. He said the existing pool is 44 feet from the river and the new pool will be 31 feet at the closest point.

Mr. Joosten asked if they will be bringing in fill. Mr. Vicente said no. The Commission determined a hearing will not be necessary. Staff will draft an approval for the July 6 meeting.

Mr. Joosten called the following public hearing item:

EPC-14-2016, Long Island Brothers, LLC, 23 Lynn Court, proposing replacement house and related construction within an upland review area, and stream bank reconstruction within a watercourse. The site is shown on Assessor's Map #31 as Lot #23. (Public hearing continued from May 11, 2016.)

Tom Nelson, P.E. represented the Applicants. He provided responses to the letter from Joe Canas and reviewed the revised plans.

Mark Lebow, L.S. said there will be additional plan changes to address housekeeping items from Joe Canas's report.

Mr. Joosten asked if they have discussed the possible connection to the gabion wall on the adjacent property with the neighbor. Mr. Lebow said they have started a conversation but have not come to an understanding. He said if the wall is not extended by his client they could leave the end of the wall as a jagged edge so there would not be a vertical seam.

Mr. Nelson said they modified the wall detail in response to Joe Canas's comments. He said it would be best to do the wall all at once but it could be done later. He said they would provide a fence for the wall and would request it be a condition of approval. He said they would most likely do a split rail fence.

Joe Canas, P.E., said he reviewed the plans on behalf of the Town he said he is satisfied with the responses. He said there are minor details that can be added.

Mr. Millard asked if the wall is not completed will the corner of the neighbor's property erode. Mr. Canas said yes, over time, or debris could accumulate.

Mr. Kearney asked if it would be more expensive to do later. Mr. Nelson said it would be more cost effective to do all at once but he does not have a cost estimate at this time. He said based on the length of the wall it would be approximately 30% additional added to the cost of his client's wall.

Mr. Joosten opened the hearing to public comment. There were no members of the public who wished to speak.

Mr. Millard moved to close the public hearing. Mr. Sweeney seconded the motion and it passed 6-0. '

Staff will prepared a draft approval for July 6.

Ms. Mackenzie moved to approve the minutes of April 6 as amended. Mr. Sweeney seconded the motion and it passed 6-0.

Ms. Mackenzie moved to approve the minutes of minutes of May 4 as amended. Mr. Millard seconded the motion and it passed 5-0. Mr. Sweeney abstained.

Mr. Millard moved to approve the minutes of minutes of May 11 as amended. Ms. Mackenzie seconded the motion and it passed 6-0.

The Commission did not have any comments on the following Agent approval:

Elizabeth Howe, 22 Richmond Drive, parking space within an upland review area.

Mr. Sweeney moved to adjourn. Mr. Edelstein seconded the motion and it passed 6-0.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Richard Jacobson  
Environmental Protection Officer